

Development Management Officer Addendum Report

Summary	
Committee Meeting Date: 9 April 2019	
Application ID: LA04/2018/0059/F	
Proposal: Demolition of 2 storey rear return, external steps and single storey outbuilding of former Parochial House, demolition of existing vestry entrance porch, external steps, single storey boiler house and part of internal wall to tower and relocation of internal spiral staircase of former Holy Rosary Church. Erection of 3 storey and single storey rear and 2 storey side extensions and associated works. Change of use to 18 bed hotel and licensed restaurant.	Location: Lands at Nos. 348-350 Ormeau Road, Belfast BT7 2FZ
Referral Route: Third party representation that conflicts with case officer's recommendation.	
Recommendation:	Approve - Subject to Conditions
Applicant Name and Address: Fratelli (Ormeau Road) Ltd C/O Knox & Clayton Architects 2A Wallace Avenue Lisburn BT27 4AA	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<u>ADDENDUM REPORT</u>	
<p>This full application was previously listed for Planning Committee on 12 March 2019. The application was deferred for presentation to enable a site visit to be undertaken on 21 March 2019 to allow the Committee to acquaint itself with the location.</p> <p>Members should read this Addendum Report in conjunction with the original full detailed planning report attached below.</p> <p>Following the publication of the Case Officer Report, a further 5no written representations have been received. All of these object to the lack of parking within the development. All of the points raised by the objectors are in relation to roads and parking.</p> <p>The following matters have been raised:</p> <ul style="list-style-type: none"> • Parking and congestion is a recurring problem on nearby Ardmore Avenue and Rossmore Avenue. On 21 January 2019 the volume of vehicles parked on Rossmore resulted in cars being parked so close to a service alleyway preventing the Council from emptying bins due to footpaths and alleys being obstructed by cars. • The Belfast Bikes scheme has been extended to include a docking point opposite the site. This has resulted in drivers leaving their cars in the area and cycling the rest of their journey into the city centre to work which has exacerbated the over-parking situation; 	

- Stevie Jenkins (Sinn Fein) has advised that he has been informed by local residents that the proposal seeks to rely on on-street parking and the possibility of utilising some spaces in the Good Shepard Centre on the opposite side of the road which will keep cars out of Ardmore Avenue and Rossmore Avenue. However, this would exacerbate the already-existing danger of crossing the Ormeau Road at this point and therefore the development must be accompanied by a pedestrian crossing within traffic lights;

One local resident objects to this solution, stating that it is not helpful. The church closes in the evenings so is unavailable.

DfI Roads, the statutory authority on such matters, was consulted on 2 separate occasions as part of the determination of this application. Roads are content and have no objections in respect of the impact of the proposal on existing parking. A summary of Roads consultation responses are outlined at paragraphs 6.4 - 6.8 of the original case officer's report.

In addition to the above, the Council's Environmental Health Department has issued their final response and require the following 7no. conditions to be added:

- Once the approved kitchen extraction and odour abatement system is installed it must be cleaned and maintained as per manufacturer's instructions and retained in operation for duration of the development.

Reason: In the interests of human health.

- Commercial deliveries to and collections from the hereby approved development are not permitted between the hours of 23:00-07:00hrs Monday to Friday, between 23:00hrs Friday evening to 09:00hrs on Saturday mornings and between 23:00hrs Saturday nights to 13:00hrs on Sundays. Bins shall not be moved from the rear bin store to the front collection point between these hours.

Reason: Protection of residential amenity.

- Outdoor areas 1 and 2 as indicated in the Knox Clayton drawing no. C11, titled: External Area map, dated Oct '18 plan are only to be used for access and egress of patrons of the hereby approved development.

Reason: Protection of residential amenity.

- No smoking or vaping is permitted within any external areas of the hereby approved development by staff or patrons.

Reason: Protection of residential amenity.

- At final design stage and prior to final selection of building services plant and equipment for the entire development the applicant must submit to the Council a Final Noise Impact Assessment of proposed plant and equipment. The assessment must include the following:
- Confirmation, including assessment in line with BS4142:2014, that the combined rating level (dBL_{ar}) from the operation of all proposed plant and equipment will meet a target level of at least 3dB below the existing measured daytime and night time background noise level as presented in the RPS Noise and Vibration Impact Assessment, document no.NI1928/N/01/02 as amended and issued on 6th November 2018 ;
- Should the Final Noise Impact Assessment include the use of predictive noise modelling, the Council will require access to all technical data used to support the assessment findings

and may require the consultant to present a live computer demonstration of the Model clearly showing how all input data has been used and how the results of the model were produced. No plant and equipment is to be installed until approval in writing is received from the Council.

Reason: Protection of residential amenity.

- Prior to operation of the hereby approved development, the applicant must submit to the Council, for review and approval in writing, a Noise Verification Report. The Verification Report must demonstrate the following:
- That the combined rating level (dB_{Ar}) from the operation of all building services plant and equipment, when determined and measured in accordance with BS4142:2014, achieves a target sound level of 3dB below the measured baseline background night time and day time noise level presented in the RPS Noise and Vibration Impact Assessment, document no. NI1928/N/01/02 as amended and issued on 6th November 2018.

Reason: Protection of residential amenity.

- Prior to the commencement of the hereby approved development the applicant must submit to the Council, for review and approval in writing, a Construction Environmental Management Plan (CEMP). The CEMP must identify the phases of demolition and construction with the potential to generate impacts associated with noise, dust and vibration and highlight the mitigation measures proposed to reduce these environmental impacts to minimise disruption to nearby residents and businesses. Arrangement should be included in the CEMP for monitoring noise, dust and vibration as necessary in line with good practice with clear target levels identified to be complied with. The CEMP should also clearly outline proposed arrangements for ensuring good liaison and communication between the main appointed contractor and neighbouring premises.

Reason: Protection of residential amenity.

In conclusion the recommendation remains as set out in the case officer's report and this addendum.

Recommendation

The proposal is recommended for Approval subject to conditions with final wording to be delegated to the Director of Planning and Building Control.

Representations from Elected Members:

For Clarification and correction of error in Case Officer Report attached– No written representations have been received from any elected members.
However, Councillors Michael Long and McDonough-Brown attended a site meeting with local residents, Planning and DFI Roads.

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 12 March 2019	
Application ID: LA04/2018/0059/F	
Proposal: Demolition of 2 storey rear return, external steps and single storey outbuilding of former Parochial House, demolition of existing vestry entrance porch, external steps, single storey boiler house and part of internal wall to tower and spiral staircase of former Holy Rosary Church. Change of use to hotel and licensed restaurant. Elevation changes and associated works.	Location: Lands at Nos. 348-350 Ormeau Road Belfast BT7 2FZ
Referral Route: Third party representation that conflicts with case officer's recommendation.	
Recommendation:	Approval
Applicant Name and Address: Fratelli (Ormeau Road) Ltd C/O Knox & Clayton Architects 2A Wallace Avenue Lisburn BT27 4AA	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p>Executive Summary: Planning permission is sought for the demolition of the 2 storey rear return, external steps and single storey outbuilding of former Parochial House, demolition of existing vestry entrance porch, external steps, single storey boiler house and part of internal wall to tower and spiral staircase of former Holy Rosary Church. Change of use to hotel and licensed restaurant. Elevation changes and associated works.</p> <p>The site is located within the development limits for Belfast in both the Belfast Urban Area Plan 2001 (BUAP) and the draft Belfast Metropolitan Plan 2015 (BMAP). The site is unzoned whiteland in the BUAP 2001; and within a proposed Area of Townscape Character and on an Arterial Route in draft BMAP 2015. Both the church and hall Buildings on site are listed.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> - The principle of the proposal at this location; - The impact of the development on the character and appearance of the surrounding area; - The impact on the character and appearance of the Rosetta Area of Townscape Character; - The impact on host listed buildings; - Potential for intrusion on nearby residential properties; - Potential for Noise, nuisance and pollution on neighbouring residential properties; - The impact on traffic and parking; and - Third party representations. 	

The principle of the proposal is acceptable and the re-use of the Listed Building in the form and detail proposed is also acceptable to HED. The change of use, the ancillary buildings and works are also considered to be acceptable and will not result in any significant amenity impacts to neighbouring residents.

The impact on the character of the surrounding area is considered to be acceptable. The Council's Environmental Health Services Dept. has no concerns regarding the potential for noise, nuisance and disturbance. In respect of the impact on parking and traffic, DfI Roads are content. Historic Environment Division of DfC has no concerns regarding the impact of the proposal on the host listed buildings.

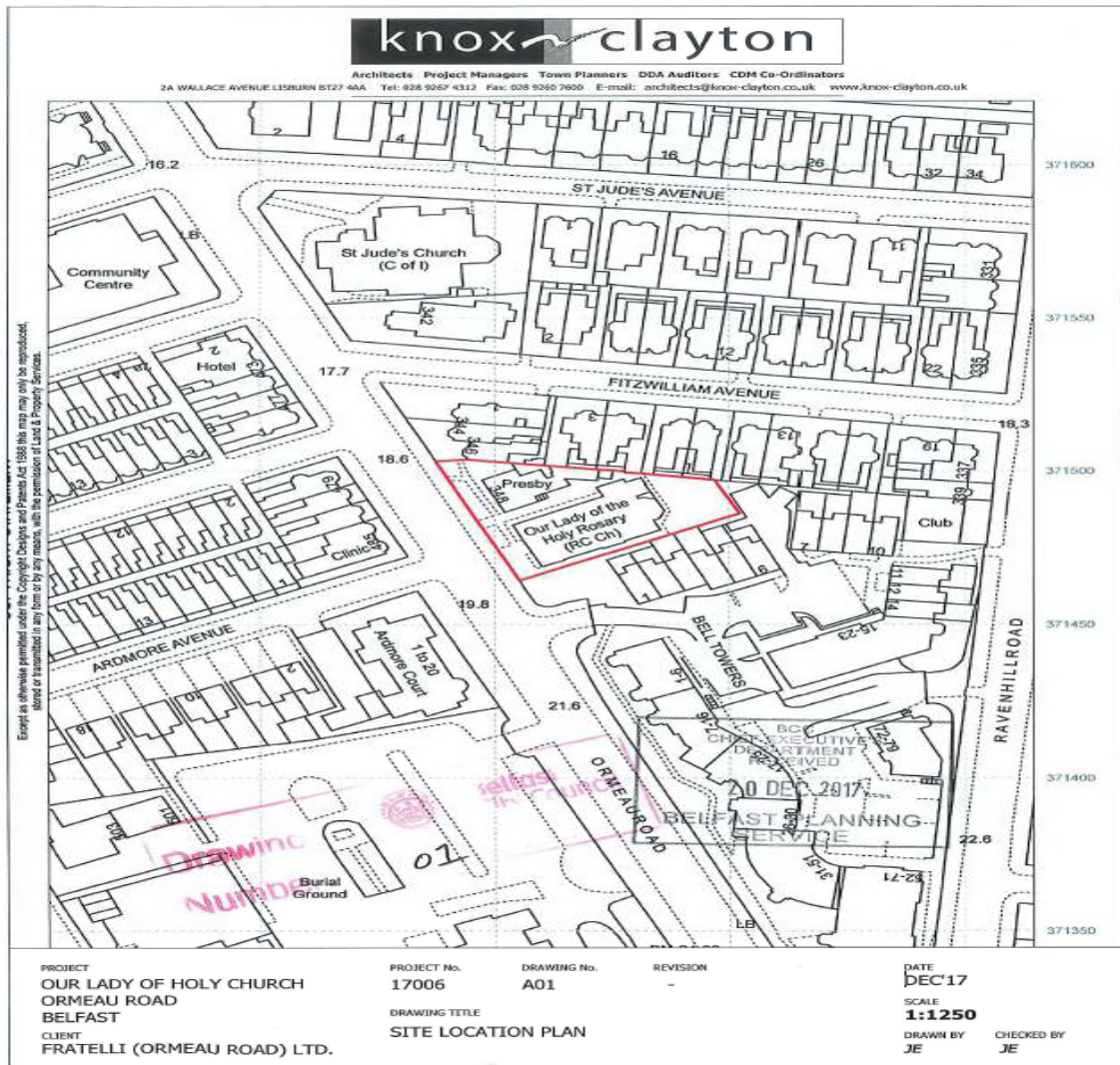
63 objections have been received, raising concerns mainly in respect of noise and parking issues. This is addressed in the body of the case officer report.

Recommendation

Having had regard to the development plan and other material considerations it is recommended that the application is approved subject to conditions. It is recommended the final wording of the conditions is delegated to the Director of Planning and Building Control.

Case Officer Report

Site Location Plan



Representations:

Letters of Support	None Received
Letters of Objection	63
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	Demolition of 2 storey rear return, external steps and single storey outbuilding of former Parochial House, demolition of existing vestry entrance porch, external steps, single storey boiler house and part of internal wall to tower and spiral staircase of former Holy Rosary Church. Change of use to hotel and licensed restaurant. Elevation changes and associated works.
2.0	Description of Site / Area The application site is occupied by a north facing derelict church building the former Holy Rosary Chapel and associated parochial house, both buildings are listed. This is set in ample grounds that are overgrown due to the length of time the property has been vacant. The site is relatively flat. Boundaries are defined by 2 – 2.5m tall red brick walls to the rear and sides. The front boundary is defined by a stone parapet wall with pillars and wrought iron railings. The site is secured by a 2.5m tall timber hoarding on its front boundary (Ormeau Road side). The north of the site is bounded by the rear gardens of residential properties at No's 3-9 Fitzwilliam Avenue, which are on a lower level than the site; and the side gable of No. 346 Ormeau Road, which is in commercial use. The south and east sides of the site are bounded by a residential apartment development.
2.1	The surrounding area is characterised by mixed land uses, including residential and commercial in an eclectic range of architectural designs but predominantly late Victorian.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	LA04/2017/2800/LBC - Demolition of 2 storey rear return, external steps and single storey outbuilding of former Parochial House, demolition of existing vestry entrance porch, external steps, single storey boiler house and part of internal wall to tower and spiral staircase of former Holy Rosary Church. Change of use to hotel and licensed restaurant. Elevation changes and associated works (amended scheme) Lands at Nos 348-350 Ormeau Road. Pending (associated with full application ref. LA04/2018/0059/F).
3.2	LA04/2017/0278/PAD - Conversion of listed former church building to licensed restaurant. Demolition of adjacent former parochial house & replacement with landscaped garden/public realm. 348-350 Ormeau Road. PAD concluded.
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015
4.3	Regional Development Strategy 2035; Belfast Urban Area Plan 2001; Belfast Metropolitan Area Plan (BMAP) 2015 (draft); Strategic Planning Policy Statement for NI (SPPS); Planning Policy Statement 6 - PPS6: Planning, Archaeology and the Built Heritage. Addendum to PPS6- APPS: Areas of Townscape Character

	Development Control Advice Note 4: Restaurants, Cafes and Fast Food Outlets Planning Policy Statement 3 - PPS3: Access, Movement and Parking; and Planning Policy Statement 16 – Tourism.
5.0	Third Party Representations
5.1	<p>63no written representations have been made in respect of this proposal. One of these is from an MLA. Concerns raised are summarised as follows:</p> <p>Nearly all of the 63 representations made raise concerns around car parking, access and movement of vehicles. These concerns include:</p> <ol style="list-style-type: none"> 1. There is no parking proposed for the development. This is contrary to published guidance (Parking Standards) which states that there is a requirement for hotel developments to have one space per room; 2. Ardmore Avenue, Rossmore Avenue and surrounding streets (including Fitzwilliam Avenue and St Jude's avenue) cannot support the additional demands on parking which the proposed hotel development would bring. On street parking is operating over capacity in the area (cars are often parked illegally, drivers waiting on double yellow lines etc) every weekday during working hours existing local services, shops, restaurants and hotels in the area necessitate a heavy volume of traffic from patients and users of those services; 3. This problem is exacerbated as parking is even more under pressure in our area during services in the adjacent Good Shepherd and St Jude's churches. Indeed, St Jude's Church do not have onsite parking facilities and so parishioners rely heavily on the surrounding streets to attend their services; 4. Several objectors offer a solution stating that there are in fact two possibilities that would allow the hotel/restaurant complex to go ahead as planned. One is to create an underground car park, as done with the apartment blocks at the corner of Ardmore Avenue and the Ormeau Road. The other is for the developer to enter a commercial arrangement with the Good Shepherd church on the other side of the road so that its car park can be used when there are not religious services taking place; 5. No service area for deliveries to the development; 6. The original Parking Survey was carried out on a Saturday and as such fails to take account of the parking situation during the week; 7. Consideration needs to be given to the cumulative impact on parking when assessed against other recent planning approvals in this area, such as the Parador Hotel conversion of a property at the corner of Rossmore Avenue / Ormeau Road; 8. Pollution from cars – Ormeau Road is listed as The proposed development falls within Air Quality Management Area No. 4 and is based on the 9th most congested road in the UK according to an INRIX report released in 2017. Any development that will contribute more than 100 Annual Average Daily Traffic (AADT) flow should be seen to pose a significant risk of further aggravating existing issues at the site, however, no mitigating measures are included for when this development would be in operation; 9. Proposal in breach of disability access requirements - parking and access will impact those with physical disabilities from accessing the site; and 10. Bus lanes limit parking for several hours each morning and afternoon which will exacerbate the parking problems the proposal shall bring. <p>Other concerns raised are mainly from residents that adjoin the site. The concerns raised are as follows:</p> <ol style="list-style-type: none"> 1. Loss of residential amenity due to the scale, form and massing;

	<ol style="list-style-type: none"> 2. Overlooking and loss of privacy for residences in Fitzwilliam Avenue; 3. Over-shadowing / loss of light / dominance; 4. Impact on Victorian sewerage system; 5. Noise and air pollution from bins storage / access path, patrons, smoking area, kitchen fumes, plant room, proximity of the toilet block to neighbouring residential properties, deliveries; 6. Over-development of a restricted site; 7. Security issues; 8. Proliferation of restaurants on the Ormeau Road; 9. Light pollution; 10. Potential for anti-social behaviour from patrons leaving the restaurant / hotel bar late at night; 11. Impact on character of the listed building; 12. Potential for refuse from the proposal to attract vermin; <p>The issues raised are material planning considerations and will be addressed in the following assessment.</p>
6.0	<p>Assessment</p> <p>Consultations:</p> <p>6.1 The following were consulted as part of the processing of this application: Department for Infrastructure – Roads; Belfast City Council's Environment and Health Services Dept.; Historic Environment Division – Historic Buildings; NIWater; and Tree Officer. None have any objection in principle to the proposal.</p> <p>6.2 Site Constraints: The extant plan for Belfast is the Belfast Urban Area Plan 2001. However, the draft Belfast Metropolitan Area Plan 2015 is also a material consideration. The site is within the development limits for Belfast in both plans. The site is unzoned whiteland in the BUAP. It is within the proposed Rosetta Area of Townscape Character (ATC) designation BT049); and also on an Arterial Route (AR01/12 – Ormeau Road) in draft BMAP 2015. The site, with the former church and hall are both listed.</p> <p>6.3 Principle of Development: The site is within a mixed area characterised by commercial development interspersed with residential development along an arterial route. As such the proposed use is compatible with the character of the surrounding area. The site also benefits from being in an accessible location that is served by public transport, with bus lanes on either side of the site, linking it to and from Belfast city centre and beyond. The proposed use is therefore deemed to be viable and acceptable in principle at this location. The proposal therefore falls to be assessed under regional planning policy.</p> <p>The key issues to be considered are as follows:</p> <ol style="list-style-type: none"> (a) Parking/ traffic flow / roads safety; (b) Design; (c) Impact on the host listed buildings; (d) Impact on character of the Rosetta ATC; (e) Impact on residential amenity; and (f) Proliferation of restaurants in the area;

6.4	<p>Parking/ Traffic Flow / Roads Safety: The proposed change of use of the parochial home to a 19 bed hotel and the change of use of the church building to a restaurant does not include incurtilage car parking. Instead, the applicant seeks to rely on the availability of on-street car parking.</p>
6.5	<p>The Department's Parking Standards document sets out parking requirements for new development. Page 1 of this document stresses that this is supplementary planning guidance to be read in conjunction with relevant policy, which in this case is PPS3. Policy AMP7 of PPS3 is relevant. This necessitates that development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements in line with the Department's published standards (i.e. Parking Standards). This does not state that these provisions are to be incurtilage, which therefore allows for on-street parking availability to be considered.</p>
6.6	<p>A third party representation highlighted that the Parking Standards document necessitates 1 space per bedroom for hotels. Restaurants within the development limits necessitate 1 space per 5m² net floor area.</p>
6.7	<p>The parking survey, using the above standards, finds that the proposal will generate a need for 104 car parking spaces and 1 lorry parking space. However, the applicant has used Tric's trip generation analysis to determine the parking requirement for the proposed development based on similar examples throughout the UK and finds that the total number of vehicles requiring parking on the site at any time would be 27. The parking survey identified on-street availability well in excess of 27 on each survey time (5 separate times per day on both a week day and a weekend day) in the catchment area of Ormeau Road; Fitzwilliam Avenue; and St. Jude's Avenue.</p>
6.8	<p>DfI Roads is the statutory authority in respect of traffic flow. Roads has been consulted on two occasions and asked to comment on the parking survey as originally submitted, which only considered parking availability on a Saturday; and on an updated one that took in 2 separate weekdays as well as a Saturday. They also were requested to comment on the level of objections based on parking provision. Roads confirmed that they are satisfied that parking on-street is unlikely to have a significant impact on the local road network in terms of traffic and road safety.</p>
6.9	<p>Design: The hotel will be accommodated in the former Parochial House. Facilitating works to this building consist of the demolition of a 2 storey rear return, external steps and single storey outbuilding. A new 3 storey rear return is to be built with a single storey extension beyond. A two-storey side extension is also proposed on the north gable wall. The single storey extension will link the new hotel to the rear / side of the adjacent former Church building. To small dormer windows are to be inserted onto the roof to the front of the building. All extensions will have flat roofs.</p>
6.10	<p>The works to facilitate the change of use of the former Church building consist of the demolition of the existing vestry entrance porch, external steps, single storey boiler house and part of internal wall to tower and relocation of an internal spiral staircase.</p>
6.11	<p>HED has been consulted regarding the works to the listed buildings and, having assessed the proposal under policies BH7, BH8 and BH10 of PPS6; and paragraph 6.13 of the SPPS, is content in principle.</p>
6.12	<p>In respect of visual amenity from a public perspective, the overall design of the scheme is considered to comply with relevant design principles as laid out under paragraphs 4.23-</p>

	<p>4.36 in that it will not have a negative impact on the streetscene. It also complies with Policy ATC2 of APPS6 in that it will maintain the character and built form of the area.</p>
6.12	<p>Other: HED is content with the relocation of the spiral staircase but requested that the applicant submit a conservation led proposal for its strengthening, which will ensure its retention and reuse. The applicant has submitted a statement explaining that due to the requirement for Listed Building Consent to undertake any works to the building, they have been unable to fully appreciate the current structural integrity of the staircase. Therefore they request that planning permission, if forthcoming, is conditional that these details are required prior to the commencement of works.</p>
6.13	<p>Landscaping: An adequate amount of soft planting is proposed within the site. The Council's tree officer is content with the amount of soft landscaping, species etc.</p>
6.14	<p>Impact on Amenity of Neighbouring Properties: The SPPS for NI states that amenity considerations arising from development that may have potential health and well-being implications include design considerations, impact relating to visual intrusion, general nuisance, loss of light, and overshadowing.</p>
6.15	<p>The overall architectural design, finishes, form, scale, and massing of the proposal is deemed to be acceptable. The design is also considered to be an improvement to the long term derelict condition of the site.</p>
6.16	<p>Dominance / Overshadowing / Loss of Light: The bulk of the extensions are to the north side of the site which abuts the rear or residential properties on Fitzwilliam Avenue. No's 3-9 Fitzwilliam Avenue have potential to be affected by the proposal more than any other properties that adjoin the site. The 3 storey extension will not be directly opposite the rear of any dwelling house. The corner of the first floor will project 2m further than the second floor and as such will encroach opposite part of the rear garden of No.3 Fitzwilliam Avenue but not the actual house.</p>
6.17	<p>The single storey element will extend to the rear of the site and will be directly opposite the rear of No's 3-7 Fitzwilliam Avenue. The existing party boundary wall is approx. 2.35m tall when measured at its lowest point on the Fitzwilliam Avenue side (measurement taken from rear of No.9 Fitzwilliam Avenue). The levels on the site are approx. 700mm higher than the rear gardens of Fitzwilliam Avenue. The proposed single storey extension will be approx. 1.5m taller than the existing boundary wall and will be set back by 1.5m approx. As such dominance will not be to a degree where it will be overbearing on existing residential properties.</p>
6.18	<p>A two storey extension to the north gable of the parochial house will have no impact on the overall architectural integrity of the existing building and will not impact the amenity of the neighbouring commercial property at No.346 Ormeau Rd.</p>
6.19	<p>The existing church building is a prominent feature due to its proximity and height when viewed from the rear of gardens at Fitzwilliam Avenue. The former parochial house and its extension to facilitate the hotel will remain subordinate to the main church building. The orientation of Fitzwilliam Avenue to the north of the church and its close proximity to it means that over-shadowing / loss of natural light will already be an issue for the rear of these properties and therefore the addition of the lower building in between will not result in any further detriment from the existing situation.</p>

6.20	<p>Overlooking</p> <p>The only windows in the proposed extension that faces onto any residential property will be to rear of Number 5 Fitzwilliam Avenue. These will serve the foyer of the hotel. However, these will be mostly obscured by the existing party boundary wall. Despite this, if planning permission is approved it is recommended that it is conditional that these windows are fitted with obscure glass.</p>
6.21	<p>The existing windows in the church are fitted with stained glass. The plans seek to retain these. The developer / end user is unable to change these without seeking permission from Historic Environment Division in Department of Communities. This will ensure there is no unacceptable overlooking from the proposed restaurant on any neighbouring property.</p>
6.22	<p>Other Amenity Impacts:</p> <p>Paragraph 5.1 of DCAN4 outlines factors to be taken into account when assessing applications for restaurants. These include: noise disturbance; smells and fumes; refuse and litter. Having regard to the impact on the local vicinity in terms of noise, odours, litter, etc. Environmental Health is the statutory authority responsible for these such matters and was consulted for advice on this proposal.</p>
6.23	<p>Noise:</p> <p>The applicant has submitted a Noise Impact Assessment as required by Environmental Health. Sufficient information has been presented in the noise assessment to demonstrate that the operations associated with the use of the proposed café/ restaurant can be mitigated with appropriate control measures in place to avoid adverse noise impact on neighbouring amenity.</p>
6.24	<p>Given the size and nature of the development and its proximity to residential premises, the applicant was unable to provide detailed plant and equipment specification but provided an explanation as to why a detailed plant and equipment specification for the site is not possible at planning application stage. This is due to in situ testing requirements to ascertain the best mitigation, in the interests of satisfying amenity concerns highlighted by residents. EHO is content to proceed with negative conditions.</p>
6.25	<p>External Smoking Areas:</p> <p>There is to be a total ban on smoking throughout the entire premises including the curtilage.</p>
6.26	<p>Odours:</p> <p>In respect of potential for smells and fumes emanating from cooking operations on the premises, Environmental Health is content with the proposed mitigation which is to install an odour abatement system and flue can be secured by a condition.</p>
6.27	<p>Anti-Social Behaviour:</p> <p>A third party concern was raised in respect of patrons leaving the hotel bar and restaurant late at night which could result in anti-social behaviour. This in itself is not a material planning consideration. The PSNI is the authority to deal with incidents of antisocial behaviour. All licenced premises need to apply through the courts for a drinks licence and this is normally conditional that patrons are managed to ensure anti-social behaviour is not a problem.</p>
6.28	<p>Refuse Storage / Collection:</p> <p>In respect of refuse storage and collection arrangements, there is bin store in the rear of the single storey extension. This is internally accessible from both the hotel and the restaurant. A collection point is proposed to the front north of the site and the bins will</p>

	<p>be wheeled to this area via a path to the rear of the party boundary wall with adjoining properties along Fitzwilliam Avenue. Some residents have raised concerns regarding this arrangement, due to the noise of bins being moved. The applicant has provided a Service Management Plan which explains that the bins will be moved to the collection point once a week and that this not be during the night time period of 23.00 – 07.00 hours. The designated collection point will be screened by box hedging. If planning permission is approved then it is recommended that it is conditional that the development operates in accordance with this Service Management Plan.</p>
<p>6.29</p>	<p>Light Pollution: A third party representation made in respect of the proposal raised concerns regarding the potential for light pollution from the alley way along the north boundary of the site. The applicant confirmed that this alley way will be lit at lower level to avoid direct light onto the rear garden of houses along Fitzwilliam Avenue. In addition to this, if light pollution does become a nuisance Environmental Health has powers to take action.</p>
<p>6.30</p>	<p>Proliferation of Restaurants in the Area: The site is not within a district centre as defined by DCAN4. However, it is on an arterial route and the DCAN states that such routes may have similarities with district centres and as such shall be subject to the same considerations and those applicable to district and local centres. Paragraph 4.12 of DCAN 4 states that when dealing with applications for the change of use of non-retail premises to restaurants in district or local centres, a number of factors need to be considered. Firstly, the impact of the development on the viability and vitality of the centre, and the need to retain local retailing. The proposal should not by itself or cumulatively with other non-retail uses, undermine the primary role of the 'centre' in providing for local convenience shopping needs.</p>
<p>6.31</p>	<p>The proposal will not result in the loss of any existing retail premises. It is also a considerable distance from the nearest restaurant which is 150m approx. north of the site and on the opposite side of the Ormeau Road. The proposal is not considered to be detrimental to the function and viability of the Ormeau Road as a district centre.</p>
<p>7.0</p>	<p>Recommendation: Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to the following conditions: It is recommended the final wording of the conditions is delegated to the Director of Planning and Building Control</p>
<p>8.0 8.1 8.2 8.3</p>	<p>Conditions:</p> <p>8.1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>8.2 Notwithstanding the details hereby approved, the development shall not be occupied until the ground floor windows in the north facing elevation marked with an 'X' as depicted on stamped approved drawing No. 08G, bearing the council's date stamp 06 February 2019 shall be fitted and permanently retained with obscure glass to Pilkington level 3 (or equivalent). In event of breakage or replacement they shall be fitted with similar obscure glass. Reason: To safeguard the privacy of adjacent properties.</p>

	<p>The internal spiral staircase shall not be moved until details of a conservation led proposal for its strengthening is submitted and agreed in writing by Belfast City Council.</p>
8.4	<p>Reason: To ensure the retention and reuse of the spiral staircase in the interests of the character of the listed building.</p>
	<p>All proposed soft landscaping works shall be carried out in accordance with stamped approved drawing No. 11A, bearing the Council's date stamp 13 November 2018. The works shall be carried out prior to the occupation of any part of the development or within the first planting season after occupation, unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority.</p>
8.5	<p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
	<p>All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.</p>
8.6	<p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
	<p>Refuse bins shall not be brought out to the bin collection area, as own on stamped approved drawing No.04F date stamped 06 February 2019, between the hours of 11pm and 7am. Bins shall be permanently kept within the allocated bin storage area at all times with the exception of collection times.</p>
8.7	<p>Reason; In the interests of amenity.</p>
	<p>Prior to installation and fit-out of the kitchen, the applicant must provide to the Planning Service full specification details of the proposed kitchen extraction and odour abatement technology for review. The specification must demonstrate that the system will be capable of providing at a high level of odour control in line with relevant industry guidance. The extraction and odour abatement system must not be installed until full details are approved by the Council.</p>
8.8	<p>Reason: In the interests of human health.</p>
	<p>Any gas fired heating boiler installed as part of the heating system must meet a minimum emission standard of <40mgNOx/kWh.</p>
8.9	<p>Reason: In the interests of human health.</p>
	<p>The stack height of the boiler flue must be above roof level as illustrated on stamped approved drawing No. 09F, date stamp received 06 February 2019.</p>
9.0	<p>Reason: In the interests of human health.</p>
	<p>9.0 Informatives</p>

9.1	Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
9.2	Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Dfl Section Engineer whose address is 1A Airport Road, BELFAST, BT3 9DY. A monetary deposit will be required to cover works on the public road.
9.3	All construction plant and materials shall be stored within the curtilage of the site.
9.4	Provision shall be made to the satisfaction of Dfl, to ensure that surface water does not flow from the site onto the public road.
9.5	<p>THE ENVIRONMENT (NI) ORDER 2002</p> <p>The applicant and future users are advised that the proposed development is located within an area declared as an Air Quality Management Area under the Environment (NI) Order 2002. Levels of nitrogen dioxide are predicted to exceed the annual mean concentrations as prescribed by the Government through the National Air Quality Strategy.</p>
9.6	The Council along with relevant partners developed a 2015 -2020 air quality action plan that stipulates how they propose to implement measures that are designed to improve air quality within AQMAs.
9.7	The applicant and future users should be aware that the area may be subject to mitigation and control measures as part of the air quality management process.
9.8	Public water supply within 20m of your proposal, the Developer is required to consult with NIW to determine how the proposed development can be served. Application to NIW is required to obtain approval to connect.
9.9	Foul sewer within 20m of your proposal, the Developer is required to consult with NIW to determine how the proposed development can be served. Application to NIW is required to obtain approval to connect.
9.10	No surface water sewer within 20m of your proposal, developer is required to consult with NIW and may wish to requisition a surface water sewer to serve the proposed development and / or obtain approval from Rivers Agency for discharge to a watercourse.
9.11	The applicant is advised to contact NIW Waterline on 03457 440088 or waterline@niwater.com , upon receipt of this consultation to discuss any areas of concern. Application forms and guidance are also available via these means.
9.12	If during the course of developing the site the developer uncovers a pipe not previously evident, NIW should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Waterline on 03458 770002.

9.13	Although it has been determined above if NIW infrastructure is within 20m of your proposal, consultation with NIW is required at an early design stage by means of a Predevelopment Enquiry to obtain details of the availability of existing water and sewerage infrastructure and how their proposal may be serviced.
ANNEX	
Date Valid	31st January 2018
Date First Advertised	9th February 2018
Date Last Advertised	23rd November 2018
Date of Last Neighbour Notification	7 th February 2019
<p>Planning History</p> <p>Ref ID: LA04/2016/1206/PAD Proposal: Demolition of 348 Ormeau Road to allow for the provision of car parking and change of use from church to chapel of rest and columbarium Address: 348-350 Ormeau Road, Belfast, BT7 3GZ, Decision: Decision Date:</p> <p>Ref ID: LA04/2017/2800/LBC Proposal: Demolition of 2 storey rear return, external steps and single storey outbuilding of former Parochial House, demolition of existing vestry entrance porch, external steps, single storey boiler house and part of internal wall to tower and spiral staircase of former Holy Rosary Church. Change of use to hotel and licensed restaurant. Elevation changes and associated works. Address: Lands at, Nos 348-350 Ormeau Road, Belfast, BT7 2FZ, Decision: Decision Date:</p>	
<p>Summary of Consultee Responses</p> <p>As above</p>	
<p>Drawing Numbers and Title</p>	

Drawing No. 01
Type: Site Location Plan

Drawing No. 02
Type: Existing Site and Buildings

Drawing No. 03
Type: Demolition Drawing

Drawing No. 04F
Type: Existing and Proposed Site Plan

Drawing No. 05
Type: Existing Floor Plans

Drawing No. 06H
Type: Ground Floor Plan

Drawing No. 07D
Type: Proposed First and Second floor Plan

Drawing No. 08G
Type: Proposed Elevations and Section CC

Drawing No. 09F
Type: East Elevation and Section AA, DD

Drawing No. 10D
Type: South Elevation and Section BB, EE

Drawing No. 11A
Type: Planting Layout

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:

Elected Member Representations:

Claire Hanna MLA – in support of objectors
David Armitage